HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: January 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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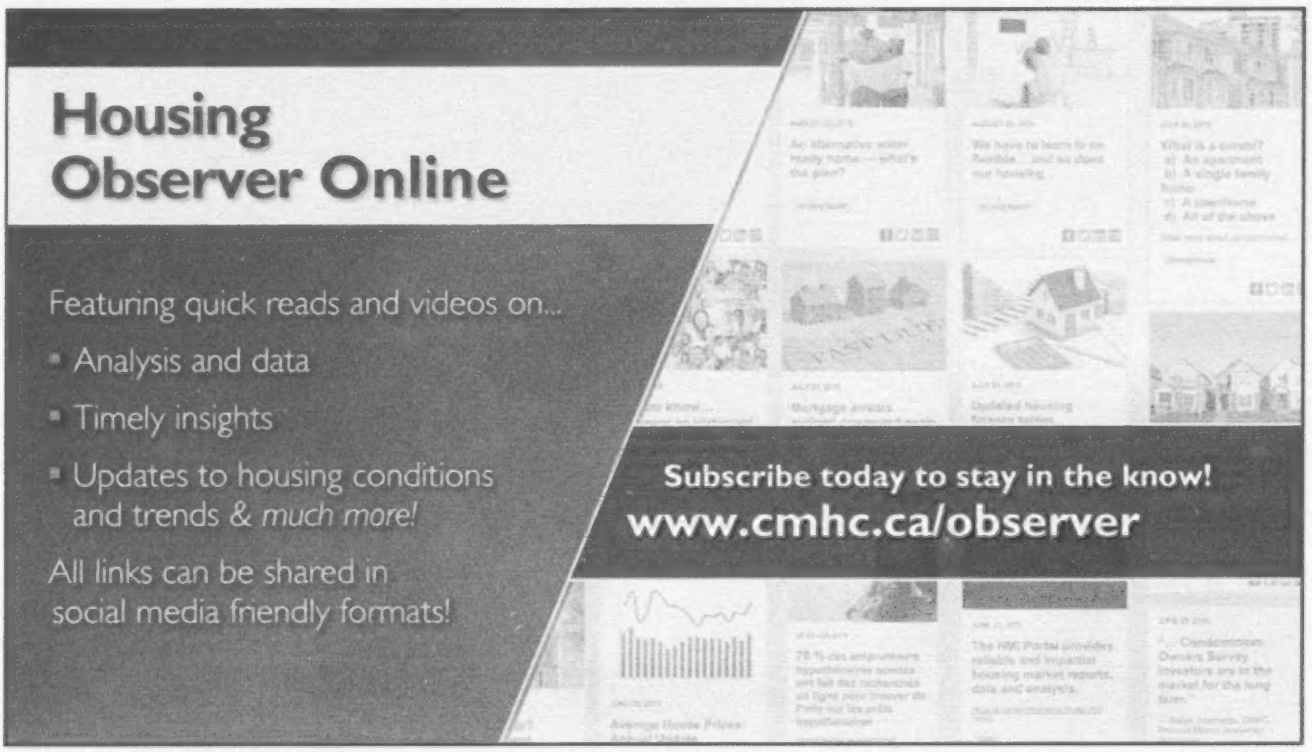
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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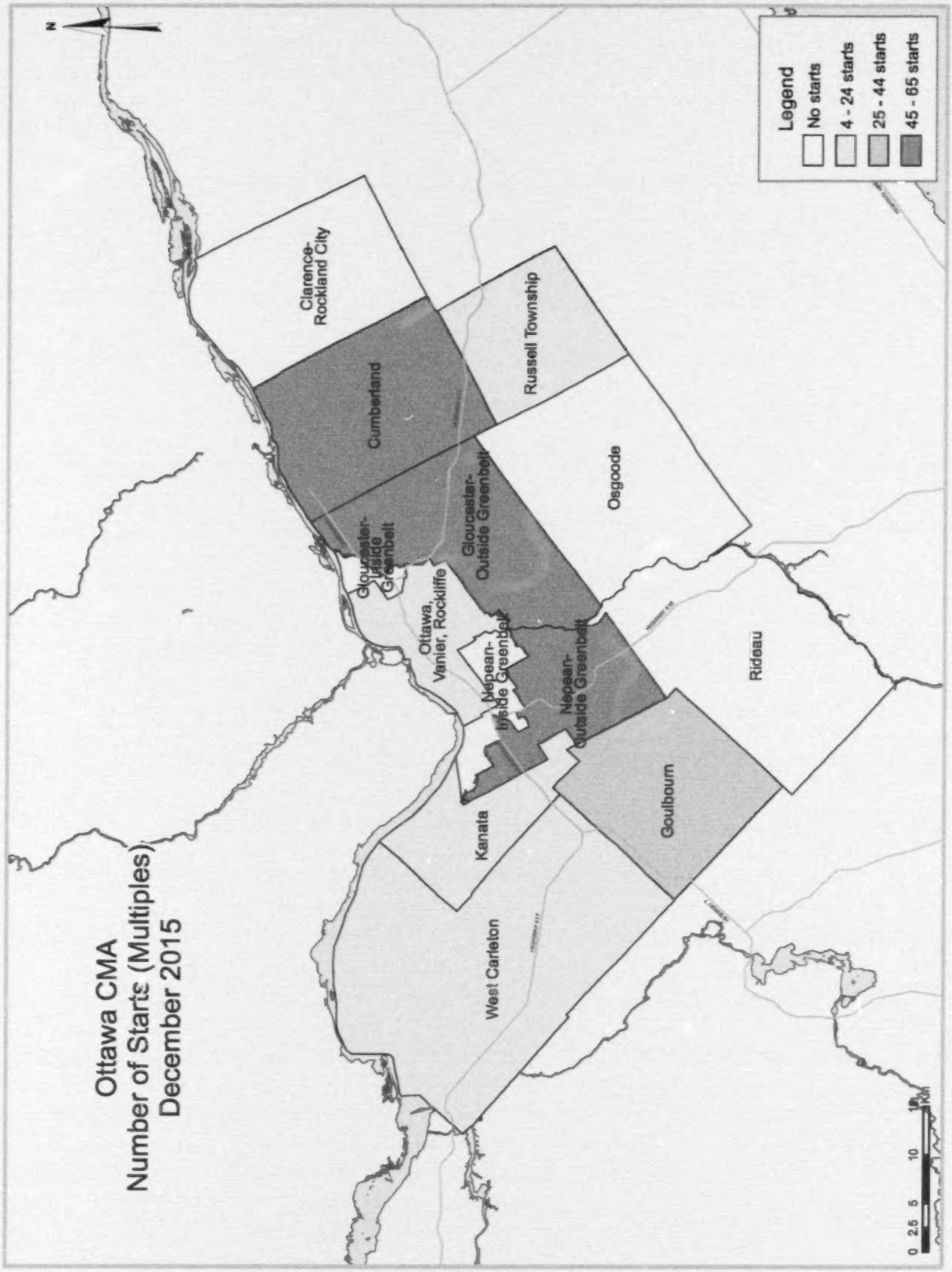
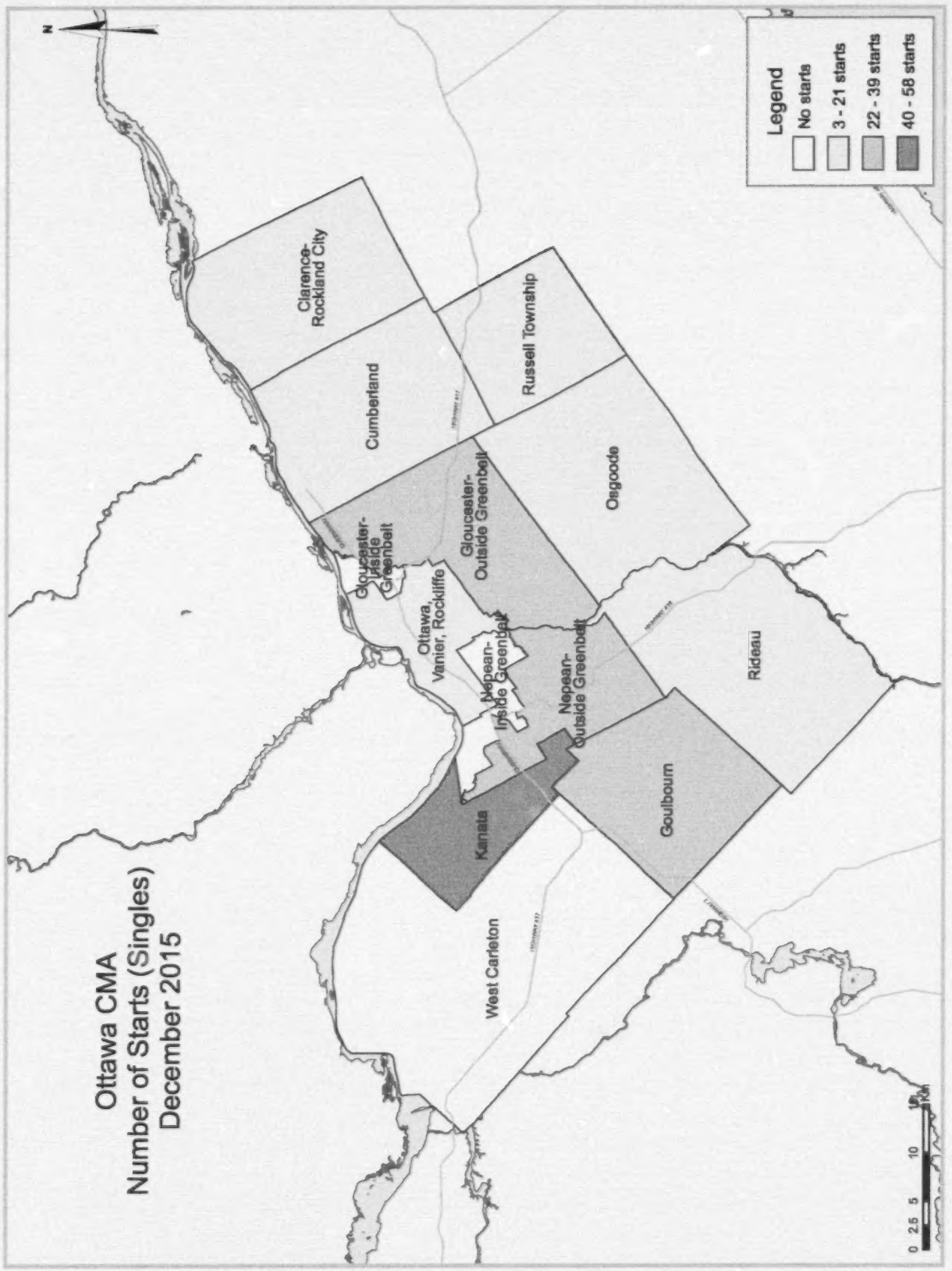
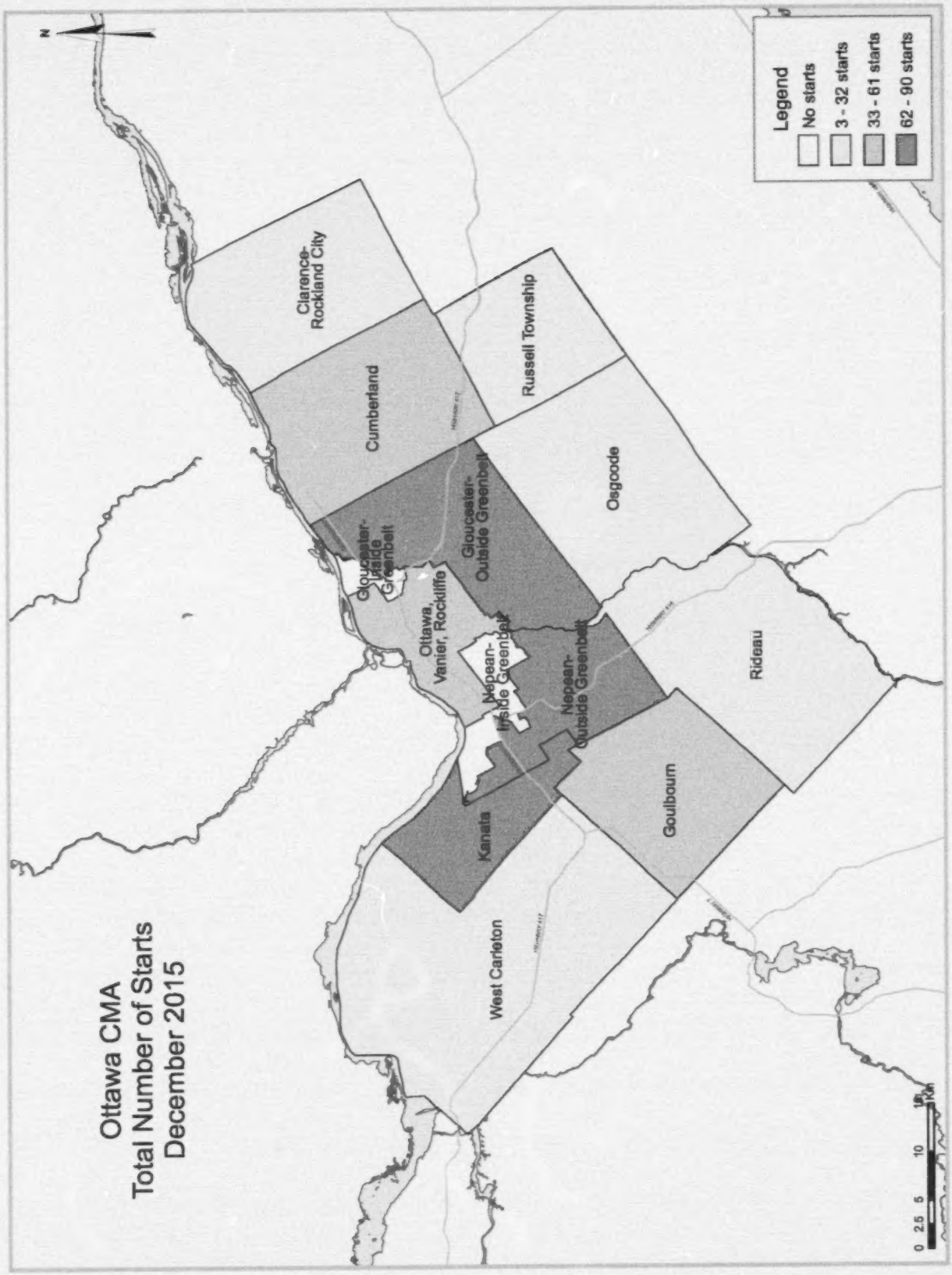
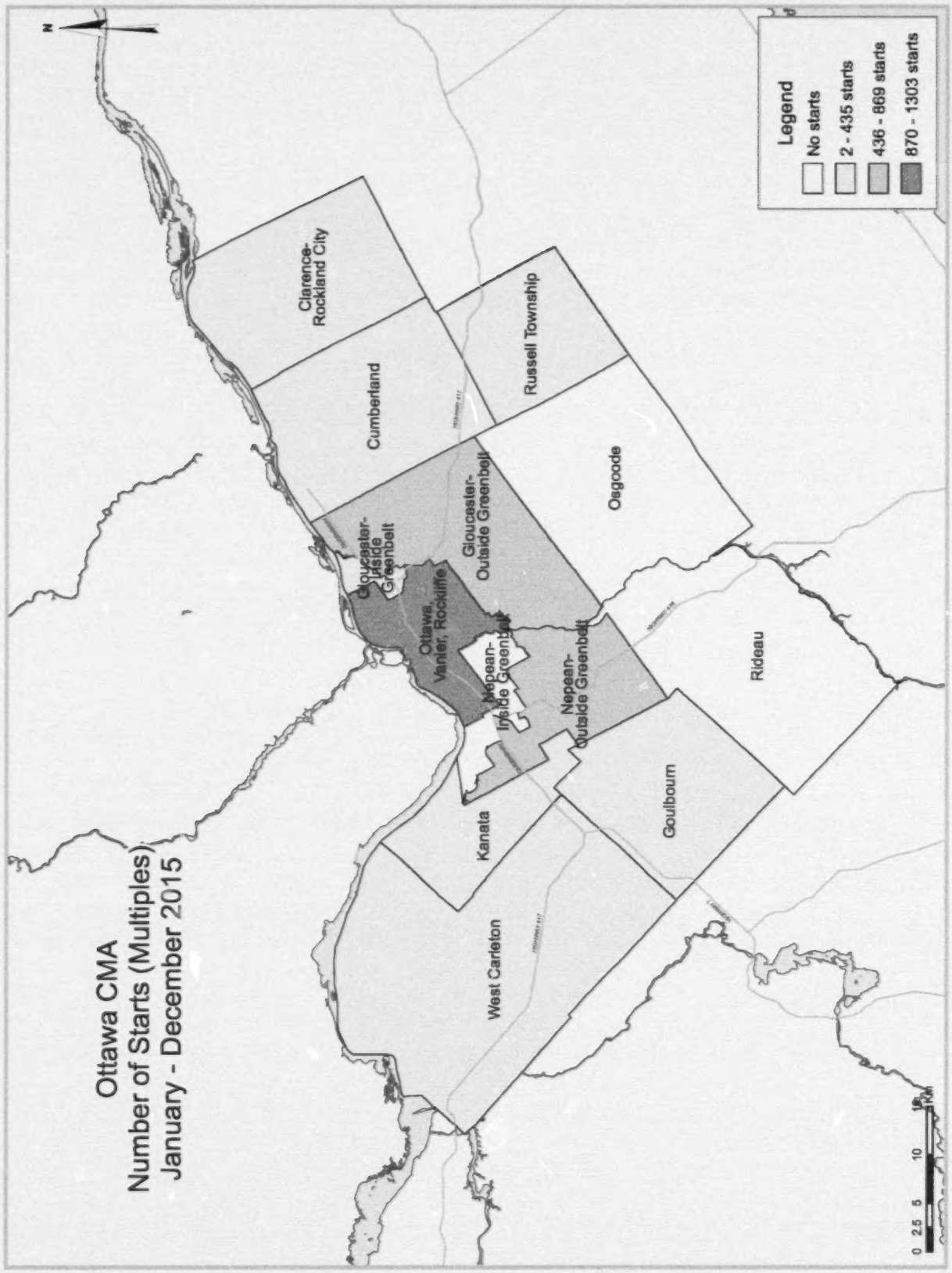
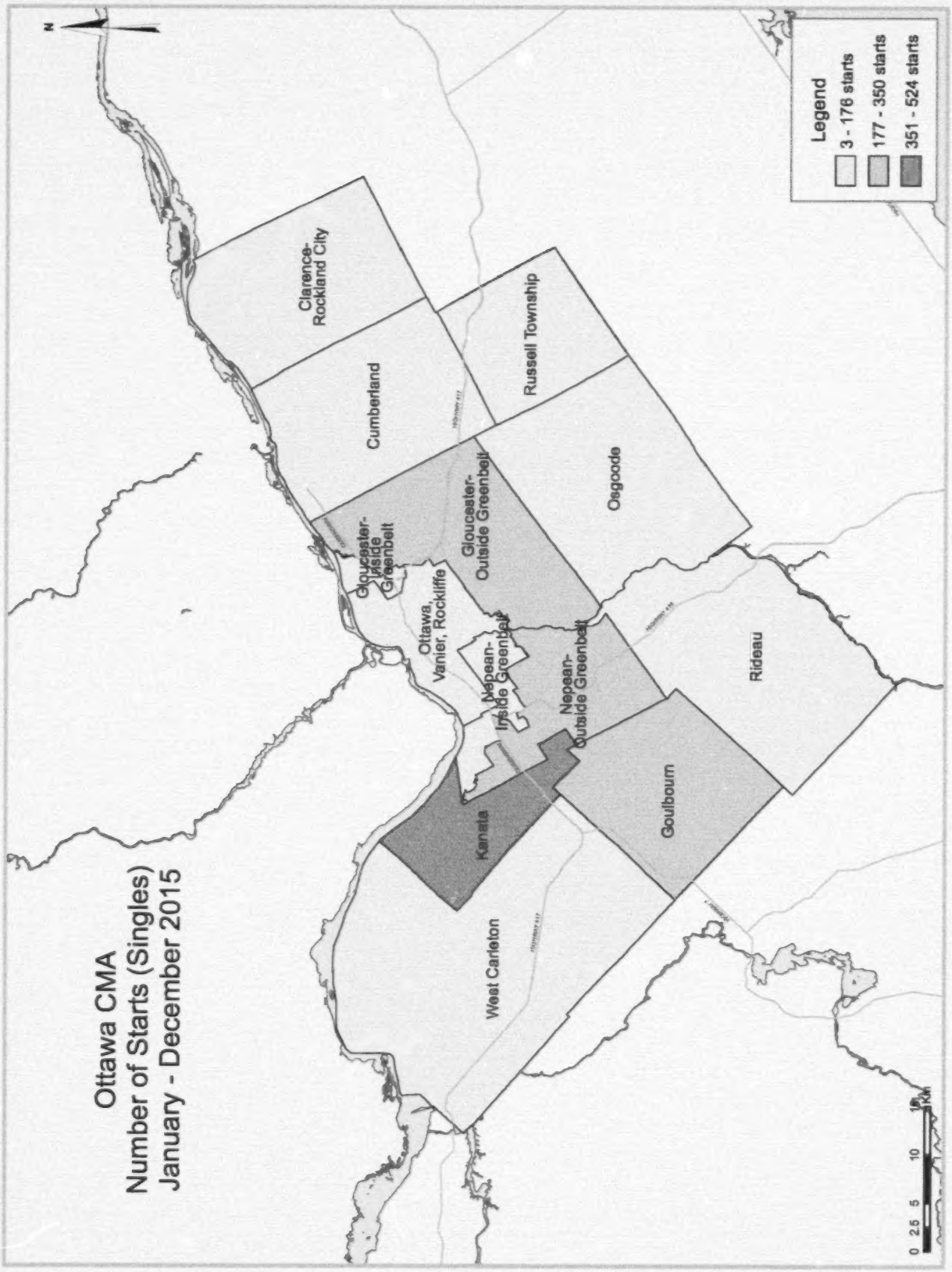
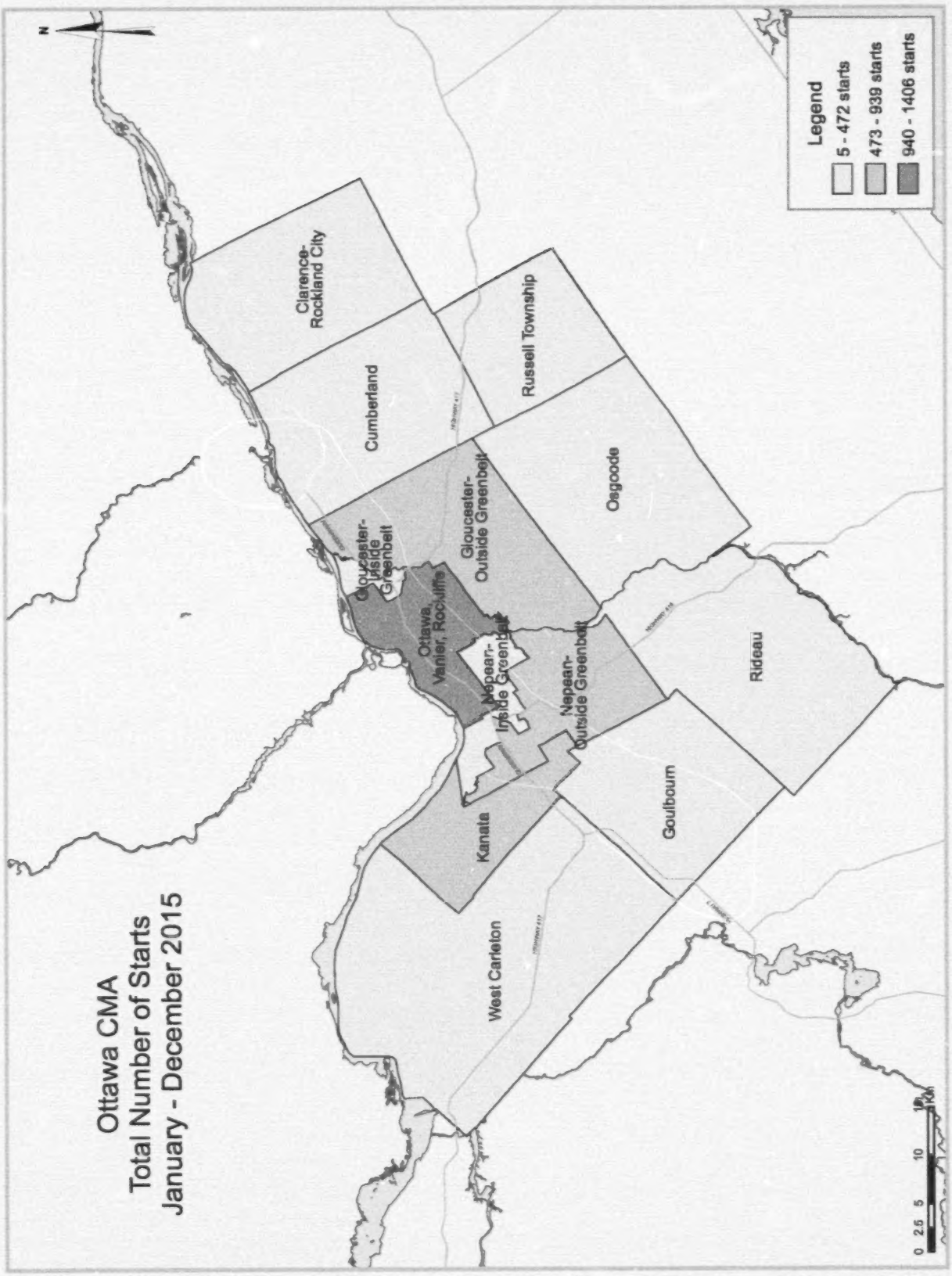

Ottawa CMA
Number of Starts (Multiples)
December 2015
N
Legend
No starts
4 - 24 starts
25 - 44 starts
45 - 65 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
December 2015
N
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 58 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
December 2015
N
Legend
No starts
3 - 32 starts
33 - 61 starts
62 - 90 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - December 2015
N
Legend
No starts
2 - 435 starts
436 - 869 starts
870 - 1303 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - December 2015
Legend
3 - 176 starts
177 - 350 starts
351 - 524 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
Km


Ottawa CMA
Total Number of Starts
January - December 2015
N
Legend
5 - 472 starts
473 - 939 starts
940 - 1406 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Ottawa CMA[1]	November 2015	December 2015
Trend[2]	6,141	5,517
SAAR	8,084	5,184
	December 2014	December 2015
Actual		
December - Single-Detached	115	186
December - Multiples	462	236
December - Total	577	422
January to December - Single-Detached	1,775	1,992
January to December - Multiples	3,987	2,980
January to December - Total	5,762	4,972

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	186	28	183	0	0	16	0	9	422
December 2014	115	30	299	0	0	117	4	12	577
% Change	61.7	-6.7	-38.8	n/a	n/a	-86.3	-100.0	-25.0	-26.9
Year-to-date 2015	1,992	164	1,309	0	8	792	44	663	4,972
Year-to-date 2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
UNDER CONSTRUCTION									
December 2015	1,317	108	1,186	0	8	1,488	23	796	4,926
December 2014	975	126	1,425	0	4	2,611	33	713	5,887
% Change	35.1	-14.3	-16.8	n/a	100.0	-43.0	-30.3	11.6	-16.3
COMPLETIONS									
December 2015	228	12	73	0	0	153	10	286	762
December 2014	204	44	99	0	5	516	4	0	872
% Change	11.8	-72.7	-26.3	n/a	-100.0	-70.3	150.0	n/a	-12.6
Year-to-date 2015	1,646	178	1,527	0	4	1,941	63	574	5,933
Year-to-date 2014	1,874	322	1,469	0	5	2,412	28	684	6,794
% Change	-12.2	-44.7	3.9	n/a	-20.0	-19.5	125.0	-16.1	-12.7
COMPLETED & NOT ABSORBED									
December 2015	98	27	156	0	2	614	n/a	n/a	897
December 2014	72	25	76	0	3	379	n/a	n/a	555
% Change	36.1	8.0	105.3	n/a	-33.3	62.0	n/a	n/a	61.6
ABSORBED									
December 2015	219	23	84	0	0	110	n/a	n/a	436
December 2014	203	36	97	0	2	454	n/a	n/a	792
% Change	7.9	-36.1	-13.4	n/a	-100.0	-75.8	n/a	n/a	-44.9
Year-to-date 2015	1,620	176	1,447	0	5	1,678	n/a	n/a	4,926
Year-to-date 2014	1,892	361	1,440	0	2	2,295	n/a	n/a	5,990
% Change	-14.4	-51.2	0.5	n/a	150.0	-26.9	n/a	n/a	-17.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2015	178	24	180	0	0	16	0	9	407
December 2014	103	30	299	0	0	117	4	12	565
Ottawa, Vanier, Rockcliffe									
December 2015	10	12	3	0	0	0	0	9	34
December 2014	7	4	15	0	0	19	4	12	61
Nepean inside greenbelt									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	60	0	0	60
Nepean outside greenbelt									
December 2015	37	6	29	0	0	12	0	0	84
December 2014	14	4	46	0	0	0	0	0	64
Gloucester inside greenbelt									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2015	25	2	59	0	0	4	0	0	90
December 2014	28	0	66	0	0	14	0	0	108
Kanata									
December 2015	58	0	17	0	0	0	0	0	75
December 2014	25	6	96	0	0	24	0	0	151
Cumberland									
December 2015	9	0	47	0	0	0	0	0	56
December 2014	20	14	76	0	0	0	0	0	110
Goulbourn									
December 2015	29	4	21	0	0	0	0	0	54
December 2014	3	0	0	0	0	0	0	0	3
West Carleton									
December 2015	0	0	4	0	0	0	0	0	4
December 2014	3	2	0	0	0	0	0	0	5
Rideau									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	0	0	0	0	0	0	0	0	0
Osgoode									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
December 2015	3	0	0	0	0	0	0	0	3
December 2014	3	0	0	0	0	0	0	0	3
Russell Township									
December 2015	5	4	3	0	0	0	0	0	12
December 2014	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
December 2015	186	28	183	0	0	16	0	9	422
December 2014	115	30	299	0	0	117	4	12	577

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2015	1,256	98	1,180	0	8	1,488	23	776	4,829
December 2014	905	124	1,417	0	4	2,580	33	713	5,776
Ottawa, Vanier, Rockcliffe									
December 2015	83	42	42	0	0	1,092	23	748	2,030
December 2014	52	54	53	0	4	2,036	26	211	2,436
Nepean inside greenbelt									
December 2015	9	0	0	0	0	60	0	0	69
December 2014	14	0	0	0	0	199	2	0	215
Nepean outside greenbelt									
December 2015	230	32	365	0	0	150	0	0	777
December 2014	197	26	451	0	0	85	0	25	784
Gloucester inside greenbelt									
December 2015	3	0	0	0	0	0	0	0	3
December 2014	2	0	0	0	0	22	0	0	24
Gloucester outside greenbelt									
December 2015	166	6	238	0	8	62	0	28	508
December 2014	128	4	250	0	0	114	0	0	496
Kanata									
December 2015	373	2	328	0	0	48	0	0	751
December 2014	311	8	343	0	0	48	1	469	1,180
Cumberland									
December 2015	96	0	118	0	0	76	0	0	290
December 2014	67	18	147	0	0	76	0	0	308
Goulbourn									
December 2015	192	16	81	0	0	0	0	0	289
December 2014	24	6	18	0	0	0	2	8	58
West Carleton									
December 2015	27	0	8	0	0	0	0	0	35
December 2014	20	4	155	0	0	0	2	0	181
Rideau									
December 2015	31	0	0	0	0	0	0	0	31
December 2014	25	0	0	0	0	0	0	0	25
Osgoode									
December 2015	46	0	0	0	0	0	0	0	46
December 2014	65	4	0	0	0	0	0	0	69
Clarence-Rockland City									
December 2015	29	0	0	0	0	0	0	20	49
December 2014	43	2	8	0	0	12	0	0	65
Russell Township									
December 2015	32	10	6	0	0	0	0	0	48
December 2014	27	0	0	0	0	19	0	0	46
Ottawa-Gatineau CMA (Ontario portion)									
December 2015	1,317	108	1,186	0	8	1,488	23	796	4,926
December 2014	975	126	1,425	0	4	2,611	33	713	5,887

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2015	213	12	73	0	0	153	10	286	747
December 2014	192	40	99	0	5	516	4	0	856
Ottawa, Vanier, Rockcliffe									
December 2015	9	4	0	0	0	120	10	10	153
December 2014	8	12	0	0	5	488	4	0	517
Nepean inside greenbelt									
December 2015	4	0	0	0	0	0	0	0	4
December 2014	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
December 2015	41	6	16	0	0	0	0	0	63
December 2014	61	14	24	0	0	20	0	0	119
Gloucester inside greenbelt									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2015	49	0	34	0	0	33	0	0	116
December 2014	14	6	15	0	0	0	0	0	35
Kanata									
December 2015	63	2	18	0	0	0	0	268	351
December 2014	62	0	6	0	0	0	0	0	68
Cumberland									
December 2015	16	0	0	0	0	0	0	0	16
December 2014	13	4	34	0	0	8	0	0	59
Goulbourn									
December 2015	17	0	0	0	0	0	0	8	25
December 2014	6	0	0	0	0	0	0	0	6
West Carleton									
December 2015	2	0	5	0	0	0	0	0	7
December 2014	6	2	20	0	0	0	0	0	28
Rideau									
December 2015	4	0	0	0	0	0	0	0	4
December 2014	4	0	0	0	0	0	0	0	4
Osgoode									
December 2015	8	0	0	0	0	0	0	0	8
December 2014	14	2	0	0	0	0	0	0	16
Clarence-Rockland City									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	1	0	0	0	0	0	0	0	1
Russell Township									
December 2015	10	0	0	0	0	0	0	0	10
December 2014	11	4	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
December 2015	228	12	73	0	0	153	10	286	762
December 2014	204	44	99	0	5	516	4	0	872

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2015	83	22	152	0	2	609	n/a	n/a	868
December 2014	66	24	76	0	3	379	n/a	n/a	548
Ottawa, Vanier, Rockcliffe									
December 2015	3	6	2	0	2	471	n/a	n/a	484
December 2014	5	12	0	0	3	230	n/a	n/a	250
Nepean inside greenbelt									
December 2015	0	0	0	0	0	62	n/a	n/a	62
December 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
December 2015	15	9	53	0	0	19	n/a	n/a	96
December 2014	15	6	34	0	0	27	n/a	n/a	82
Gloucester inside greenbelt									
December 2015	0	0	0	0	0	3	n/a	n/a	3
December 2014	0	0	0	0	0	11	n/a	n/a	11
Gloucester outside greenbelt									
December 2015	19	0	57	0	0	44	n/a	n/a	120
December 2014	12	1	29	0	0	28	n/a	n/a	70
Kanata									
December 2015	31	1	24	0	0	7	n/a	n/a	63
December 2014	24	3	7	0	0	0	n/a	n/a	34
Cumberland									
December 2015	7	0	12	0	0	1	n/a	n/a	20
December 2014	1	0	4	0	0	77	n/a	n/a	82
Goulbourn									
December 2015	8	3	4	0	0	2	n/a	n/a	17
December 2014	8	0	1	0	0	6	n/a	n/a	15
West Carleton									
December 2015	0	2	0	0	0	0	n/a	n/a	2
December 2014	0	1	1	0	0	0	n/a	n/a	2
Rideau									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
December 2015	0	1	0	0	0	0	n/a	n/a	1
December 2014	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
December 2015	11	5	4	0	0	5	n/a	n/a	25
December 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
December 2015	98	27	156	0	2	614	n/a	n/a	897
December 2014	72	25	76	0	3	379	n/a	n/a	555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2015	206	17	82	0	0	110	n/a	n/a	415
December 2014	191	32	96	0	2	454	n/a	n/a	775
Ottawa, Vanier, Rockcliffe									
December 2015	9	8	0	0	0	88	n/a	n/a	105
December 2014	7	11	3	0	2	398	n/a	n/a	421
Nepean inside greenbelt									
December 2015	4	0	0	0	0	2	n/a	n/a	6
December 2014	4	0	0	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
December 2015	40	7	23	0	0	1	n/a	n/a	71
December 2014	61	11	25	0	0	18	n/a	n/a	115
Gloucester inside greenbelt									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
December 2015	45	0	27	0	0	17	n/a	n/a	89
December 2014	14	6	12	0	0	8	n/a	n/a	40
Kanata									
December 2015	59	2	21	0	0	0	n/a	n/a	82
December 2014	62	0	6	0	0	0	n/a	n/a	68
Cumberland									
December 2015	17	0	2	0	0	2	n/a	n/a	21
December 2014	13	0	30	0	0	30	n/a	n/a	73
Goulbourn									
December 2015	18	0	1	0	0	0	n/a	n/a	19
December 2014	6	0	1	0	0	0	n/a	n/a	7
West Carleton									
December 2015	2	0	8	0	0	0	n/a	n/a	10
December 2014	6	2	19	0	0	0	n/a	n/a	27
Rideau									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
December 2015	8	0	0	0	0	0	n/a	n/a	8
December 2014	14	2	0	0	0	0	n/a	n/a	16
Clarence-Rockland City									
December 2015	5	0	0	0	0	0	n/a	n/a	5
December 2014	1	0	1	0	0	0	n/a	n/a	2
Russell Township									
December 2015	8	6	2	0	0	0	n/a	n/a	16
December 2014	11	4	0	0	0	0	n/a	n/a	15
Ottawa-Gatineau CMA (Ontario portion)									
December 2015	219	23	84	0	0	110	n/a	n/a	436
December 2014	203	36	97	0	2	454	n/a	n/a	792

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Ottawa City	178	103	24	34	180	279	25	149	407	565	-28.0
Ottawa, Vanier, Rockcliffe	10	7	12	8	3	15	9	31	34	61	-44.3
Nepean inside greenbelt	0	0	0	0	0	0	0	60	0	60	-100.0
Nepean outside greenbelt	37	14	6	4	29	46	12	0	84	64	31.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	25	28	2	0	59	46	4	34	90	108	-16.7
Kanata	58	25	0	6	17	96	0	24	75	151	-50.3
Cumberland	9	20	0	14	47	76	0	0	56	110	-49.1
Goulbourn	29	3	4	0	21	0	0	0	54	3	**
West Carleton	0	3	0	2	4	0	0	0	4	5	-20.0
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	5	3	0	0	0	0	0	0	5	3	66.7
Clarence-Rockland City	3	3	0	0	0	0	0	0	3	3	0.0
Russell Township	5	9	4	0	3	0	0	0	12	9	33.3
Ottawa-Gatineau CMA (Ontario Portion)	186	115	28	34	183	279	25	149	422	577	-26.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,820	1,616	163	259	1,308	1,686	1,405	1,976	4,696	5,537	-15.2
Ottawa, Vanier, Rockcliffe	103	67	82	106	36	51	1,185	1,020	1,406	1,244	13.0
Nepean inside greenbelt	36	18	0	2	0	0	0	199	36	219	-83.6
Nepean outside greenbelt	322	423	46	52	400	507	96	91	864	1,073	-19.5
Gloucester inside greenbelt	3	3	2	0	0	0	0	22	5	25	-80.0
Gloucester outside greenbelt	322	220	8	42	323	358	112	152	765	772	-0.9
Kanata	524	520	6	9	318	352	12	344	860	1,225	-29.8
Cumberland	165	148	0	22	146	239	0	140	311	549	-43.4
Goulbourn	222	49	16	8	77	10	0	8	315	75	**
West Carleton	30	36	3	10	8	169	0	0	41	215	-80.9
Rideau	33	36	0	0	0	0	0	0	33	36	-8.3
Osgoode	60	96	0	8	0	0	0	0	60	104	-42.3
Clarence-Rockland City	70	83	0	2	3	15	20	12	93	112	-17.0
Russell Township	102	76	36	18	15	0	30	19	183	113	61.9
Ottawa-Gatineau CMA (Ontario Portion)	1,992	1,775	199	279	1,326	1,701	1,455	2,007	4,972	5,762	-13.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Ottawa City	180	279	0	0	16	137	9	12
Ottawa, Vanier, Rockcliffe	3	15	0	0	0	19	9	12
Nepean inside greenbelt	0	0	0	0	0	60	0	0
Nepean outside greenbelt	29	46	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	59	46	0	0	4	34	0	0
Kanata	17	96	0	0	0	24	0	0
Cumberland	47	76	0	0	0	0	0	0
Goulbourn	21	0	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	3	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	183	279	0	0	16	137	9	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,299	1,678	9	8	762	1,407	643	569
Ottawa, Vanier, Rockcliffe	27	43	9	8	570	780	615	240
Nepean inside greenbelt	0	0	0	0	0	199	0	0
Nepean outside greenbelt	400	507	0	0	96	66	0	25
Gloucester inside greenbelt	0	0	0	0	0	22	0	0
Gloucester outside greenbelt	323	358	0	0	84	152	28	0
Kanata	318	352	0	0	12	48	0	296
Cumberland	146	239	0	0	0	140	0	0
Goulbourn	77	10	0	0	0	0	0	8
West Carleton	8	169	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	15	0	0	0	12	20	0
Russell Township	15	0	0	0	30	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,317	1,693	9	8	792	1,438	663	569

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Ottawa City	382	432	16	117	9	16	407	565
Ottawa, Vanier, Rockcliffe	25	26	0	19	9	16	34	61
Nepean inside greenbelt	0	0	0	60	0	0	0	60
Nepean outside greenbelt	72	64	12	0	0	0	84	64
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	86	94	4	14	0	0	90	108
Kanata	75	127	0	24	0	0	75	151
Cumberland	56	110	0	0	0	0	56	110
Goulbourn	54	3	0	0	0	0	54	3
West Carleton	4	5	0	0	0	0	4	5
Rideau	5	0	0	0	0	0	5	0
Osgoode	5	3	0	0	0	0	5	3
Clarence-Rockland City	3	3	0	0	0	0	3	3
Russell Township	12	9	0	0	0	0	12	9
Ottawa-Gatineau CMA (Ontario Portion)	397	444	16	117	9	16	422	577

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	3,241	3,528	770	1,391	685	618	4,696	5,537
Ottawa, Vanier, Rockcliffe	184	180	570	784	652	280	1,406	1,244
Nepean inside greenbelt	36	18	0	199	0	2	36	219
Nepean outside greenbelt	768	982	96	66	0	25	864	1,073
Gloucester inside greenbelt	5	3	0	22	0	0	5	25
Gloucester outside greenbelt	641	638	92	132	32	2	765	772
Kanata	848	880	12	48	0	297	860	1,225
Cumberland	311	409	0	140	0	0	311	549
Goulbourn	315	65	0	0	0	10	315	75
West Carleton	40	213	0	0	1	2	41	215
Rideau	33	36	0	0	0	0	33	36
Osgoode	60	104	0	0	0	0	60	104
Clarence-Rockland City	73	100	0	12	20	0	93	112
Russell Township	151	94	30	19	2	0	183	113
Ottawa-Gatineau CMA (Ontario Portion)	3,465	3,722	800	1,422	707	418	4,972	5,762

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Ottawa City	213	192	22	44	73	104	439	516	747	856	-12.7
Ottawa, Vanier, Rockcliffe	9	8	14	16	0	5	130	488	153	517	-70.4
Nepean inside greenbelt	4	4	0	0	0	0	0	0	4	4	0.0
Nepean outside greenbelt	41	61	6	14	16	24	0	20	63	119	-47.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	49	14	0	6	34	15	33	0	116	35	**
Kanata	63	62	2	0	18	6	268	0	351	68	**
Cumberland	16	13	0	4	0	34	0	8	16	59	-72.9
Goulbourn	17	6	0	0	0	0	8	0	25	6	**
West Carleton	2	6	0	2	5	20	0	0	7	28	-75.0
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	8	14	0	2	0	0	0	0	8	16	-50.0
Clarence-Rockland City	5	1	0	0	0	0	0	0	5	1	**
Russell Township	10	11	0	4	0	0	0	0	10	15	-33.3
Ottawa-Gatineau CMA (Ontario Portion)	228	204	22	48	73	104	439	516	762	872	-12.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,467	1,713	210	304	1,511	1,431	2,457	3,096	5,645	6,544	-13.7
Ottawa, Vanier, Rockcliffe	71	93	106	116	42	29	1,593	2,023	1,812	2,261	-19.9
Nepean inside greenbelt	41	17	2	4	0	0	139	0	182	21	**
Nepean outside greenbelt	288	503	42	72	487	451	56	285	873	1,311	-33.4
Gloucester inside greenbelt	2	6	2	0	0	0	22	22	26	28	-7.1
Gloucester outside greenbelt	284	198	6	58	307	337	158	159	755	752	0.4
Kanata	462	515	13	30	334	333	481	248	1,290	1,126	14.6
Cumberland	136	132	18	12	170	183	0	317	324	644	-49.7
Goulbourn	55	77	6	0	14	36	8	42	83	155	-46.5
West Carleton	22	52	11	8	157	62	0	0	190	122	55.7
Rideau	27	35	0	0	0	0	0	0	27	35	-22.9
Osgoode	79	85	4	4	0	0	0	0	83	89	-6.7
Clarence-Rockland City	82	83	2	4	11	43	12	0	107	130	-17.7
Russell Township	97	78	26	42	9	0	49	0	181	120	50.8
Ottawa-Gatineau CMA (Ontario Portion)	1,646	1,874	238	350	1,531	1,474	2,518	3,096	5,933	6,794	-12.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Ottawa City	73	104	0	0	153	516	286	0
Ottawa, Vanier, Rockcliffe	0	5	0	0	120	488	10	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	16	24	0	0	0	20	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	34	15	0	0	33	0	0	0
Kanata	18	6	0	0	0	0	268	0
Cumberland	0	34	0	0	0	8	0	0
Goulbourn	0	0	0	0	0	0	8	0
West Carleton	5	20	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	73	104	0	0	153	516	286	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,508	1,431	3	0	1,883	2,412	574	684
Ottawa, Vanier, Rockcliffe	39	29	3	0	1,509	1,722	84	301
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	487	451	0	0	31	161	25	124
Gloucester inside greenbelt	0	0	0	0	22	22	0	0
Gloucester outside greenbelt	307	337	0	0	158	121	0	38
Kanata	334	333	0	0	24	96	457	152
Cumberland	170	183	0	0	0	276	0	41
Goulbourn	14	36	0	0	0	14	8	28
West Carleton	157	62	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	11	43	0	0	12	0	0	0
Russell Township	9	0	0	0	49	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,528	1,474	3	0	1,944	2,412	574	684

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Ottawa City	298	331	153	521	296	4	747	856
Ottawa, Vanier, Rockcliffe	13	20	120	493	20	4	153	517
Nepean inside greenbelt	4	4	0	0	0	0	4	4
Nepean outside greenbelt	63	99	0	20	0	0	63	119
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	83	35	33	0	0	0	116	35
Kanata	83	68	0	0	268	0	351	68
Cumberland	16	51	0	8	0	0	16	59
Goulbourn	17	6	0	0	8	0	25	6
West Carleton	7	28	0	0	0	0	7	28
Rideau	4	4	0	0	0	0	4	4
Osgoode	8	16	0	0	0	0	8	16
Clarence-Rockland City	5	1	0	0	0	0	5	1
Russell Township	10	15	0	0	0	0	10	15
Ottawa-Gatineau CMA (Ontario Portion)	313	347	153	521	296	4	762	872

Table 3.5: Completions by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	3,126	3,419	1,884	2,417	635	708	5,645	6,544
Ottawa, Vanier, Rockcliffe	169	211	1,510	1,727	133	323	1,812	2,261
Nepean inside greenbelt	41	19	139	0	2	2	182	21
Nepean outside greenbelt	817	1,026	31	161	25	124	873	1,311
Gloucester inside greenbelt	2	6	22	22	2	0	26	28
Gloucester outside greenbelt	593	593	158	121	4	38	755	752
Kanata	808	878	24	96	458	152	1,290	1,126
Cumberland	324	327	0	276	0	41	324	644
Goulbourn	75	113	0	14	8	28	83	155
West Carleton	187	122	0	0	3	0	190	122
Rideau	27	35	0	0	0	0	27	35
Osgoode	83	89	0	0	0	0	83	89
Clarence-Rockland City	95	130	12	0	0	0	107	130
Russell Township	130	116	49	0	2	4	181	120
Ottawa-Gatineau CMA (Ontario Portion)	3,351	3,665	1,945	2,417	637	712	5,933	6,794

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range- December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
December 2015	0	0.0	18	10.2	39	22.0	68	38.4	52	29.4	177	-	481,298
December 2014	0	0.0	6	3.8	29	18.2	43	27.0	81	50.9	159	505,000	516,178
Year-to-date 2015	0	0.0	76	6.2	191	15.6	410	33.5	548	44.7	1,225	495,000	513,173
Year-to-date 2014	3	0.2	74	5.0	237	16.1	441	29.9	719	48.8	1,474	500,000	523,271
Ottawa, Vanier, Rockcliffe													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	1	3.8	0	0.0	0	0.0	25	96.2	26	-	-
Year-to-date 2014	0	0.0	0	0.0	1	1.9	5	9.3	48	88.9	54	-	-
Nepean inside greenbelt													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Nepean outside greenbelt													
December 2015	0	0.0	3	7.7	12	30.8	18	46.2	6	15.4	39	-	425,233
December 2014	0	0.0	1	1.7	4	6.7	18	30.0	37	61.7	60	-	527,133
Year-to-date 2015	0	0.0	17	6.0	39	13.7	88	31.0	140	49.3	284	440,000	490,359
Year-to-date 2014	0	0.0	28	5.7	78	15.9	152	30.9	234	47.6	492	480,000	505,112
Gloucester inside greenbelt													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Gloucester outside greenbelt													
December 2015	0	0.0	6	13.3	3	6.7	22	48.9	14	31.1	45	-	490,197
December 2014	0	0.0	1	7.1	1	7.1	5	35.7	7	50.0	14	-	-
Year-to-date 2015	0	0.0	17	6.7	28	11.1	108	42.7	100	39.5	253	480,000	498,663
Year-to-date 2014	0	0.0	5	2.5	14	7.1	92	46.5	87	43.9	198	490,000	533,142
Kanata													
December 2015	0	0.0	7	12.3	19	33.3	15	26.3	16	28.1	57	-	-
December 2014	0	0.0	4	6.6	16	26.2	14	23.0	27	44.3	61	-	495,882
Year-to-date 2015	0	0.0	24	5.4	95	21.3	151	33.9	176	39.5	446	-	532,323
Year-to-date 2014	0	0.0	24	4.9	95	19.3	130	26.4	244	49.5	493	-	496,231
Cumberland													
December 2015	0	0.0	2	14.3	3	21.4	3	21.4	6	42.9	14	-	-
December 2014	0	0.0	0	0.0	6	50.0	5	41.7	1	8.3	12	-	-
Year-to-date 2015	0	0.0	16	14.2	25	22.1	40	35.4	32	28.3	113	-	456,216
Year-to-date 2014	2	1.7	16	13.9	41	35.7	43	37.4	13	11.3	115	-	419,996
Goulbourn													
December 2015	0	0.0	0	0.0	2	11.8	10	58.8	5	29.4	17	-	-
December 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	3	7.7	15	38.5	21	53.8	39	-	-
Year-to-date 2014	0	0.0	1	2.0	6	11.8	8	15.7	36	70.6	51	-	551,324

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	-
Rideau													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	-
Osgoode													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2015	0	0.0	1	4.2	1	4.2	7	29.2	15	62.5	24	-	559,330
Year-to-date 2014	1	2.8	0	0.0	2	5.6	11	30.6	22	61.1	36	-	533,900
Clarence-Rockland City													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	33	76.7	5	11.6	5	11.6	0	0.0	43	-	363,581
Year-to-date 2014	5	7.6	44	66.7	12	18.2	5	7.6	0	0.0	66	-	341,127
Russell Township													
December 2015	2	28.6	1	14.3	0	0.0	4	57.1	0	0.0	7	-	391,486
December 2014	0	0.0	4	44.4	1	11.1	4	44.4	0	0.0	9	-	-
Year-to-date 2015	2	2.5	42	51.9	17	21.0	19	23.5	1	1.2	81	-	387,454
Year-to-date 2014	0	0.0	36	51.4	24	34.3	10	14.3	0	0.0	70	-	372,544
Ottawa-Gatineau CMA (Ontario portion)													
December 2015	2	1.1	19	10.3	39	21.2	72	39.1	52	28.3	184	450,000	477,881
December 2014	0	0.0	11	6.5	30	17.8	47	27.8	81	47.9	169	485,000	508,559
Year-to-date 2015	2	0.1	151	11.2	213	15.8	434	32.2	549	40.7	1,349	475,000	501,498
Year-to-date 2014	8	0.5	154	9.6	273	17.0	456	28.3	719	44.7	1,610	485,000	514,381

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2015

Submarket	Dec 2015	Dec 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	481,298	516,178	-6.8	513,173	523,271	-1.9
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	425,233	527,133	-19.3	490,859	505,112	-2.8
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	490,197	-	n/a	498,663	533,142	-6.5
Kanata	-	495,882	n/a	532,323	496,231	7.3
Cumberland	-	-	n/a	456,216	419,996	8.6
Goulbourn	-	-	n/a	-	551,324	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	559,330	533,900	4.8
Clarence-Rockland City	-	-	n/a	363,581	341,127	6.6
Russell Township	391,486	-	n/a	387,454	372,544	4.0
Ottawa-Gatineau CMA (Ontario Portion)	477,881	508,559	-6.0	501,498	514,381	-2.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
December 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	596	-2.3	1,134	2,047	2,593	43.7	348,001	1.3	356,275
	February	881	-4.7	1,137	2,273	2,555	44.5	354,619	1.8	357,594
	March	1,197	1.3	1,149	2,942	2,348	48.9	358,966	-0.1	356,520
	April	1,428	-10.0	1,132	3,488	2,593	43.7	374,232	0.5	358,561
	May	1,802	-0.6	1,194	3,987	2,648	45.1	383,168	3.4	366,027
	June	1,678	4.4	1,197	3,177	2,596	46.1	365,366	1.7	359,201
	July	1,462	8.1	1,247	3,078	2,773	45.0	358,600	-1.0	359,129
	August	1,214	-1.0	1,200	2,444	2,634	45.6	361,730	3.7	366,432
	September	1,144	1.4	1,153	2,723	2,525	45.7	357,753	2.6	362,348
	October	1,136	2.9	1,201	2,399	2,619	45.9	357,887	-1.5	362,758
	November	905	0.3	1,191	1,578	2,545	46.8	358,196	-0.2	360,451
	December	651	5.9	1,160	983	2,689	43.1	349,479	2.2	362,701
2015	January	632	6.0	1,222	2,043	2,666	45.8	349,672	0.5	358,727
	February	862	-2.2	1,120	2,396	2,706	41.4	359,759	1.4	363,110
	March	1,225	2.3	1,174	3,441	2,781	42.2	362,918	1.1	361,144
	April	1,587	11.1	1,225	3,801	2,726	44.9	382,960	2.3	366,640
	May	1,941	7.7	1,334	3,841	2,650	50.3	386,331	0.8	368,244
	June	1,705	1.6	1,151	3,434	2,670	43.1	383,676	5.0	377,104
	July	1,457	-0.3	1,245	3,013	2,687	46.3	369,718	3.1	370,098
	August	1,293	6.5	1,274	2,484	2,643	48.2	354,035	-2.1	358,723
	September	1,255	9.7	1,286	2,759	2,644	48.6	366,145	2.3	370,331
	October	1,172	3.2	1,254	2,127	2,433	51.5	358,950	0.3	363,915
	November	1,005	11.0	1,279	1,715	2,680	47.7	363,117	1.4	366,120
	December	708	8.8	1,278	998	2,765	46.2	359,777	2.9	372,900
	Q4 2014	2,692	2.7		4,960			355,958	-0.2	
	Q4 2015	2,885	7.2		4,840			360,605	1.3	
	YTD 2014	14,094	0.3		31,119			363,161	1.2	
	YTD 2015	14,842	5.3		32,052			369,477	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	123.0	529	6.5	69.9	1,049
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.6	1,047
	March	581	3.14	4.99	115.3	124.7	529	6.6	69.9	1,055
	April	570	3.14	4.79	115.1	125.3	528	7.0	69.9	1,065
	May	570	3.14	4.79	114.9	125.9	533	7.0	70.5	1,069
	June	570	3.14	4.79	114.8	126.3	532	7.0	70.3	1,071
	July	570	3.14	4.79	114.6	125.9	535	6.5	70.3	1,058
	August	570	3.14	4.79	114.7	125.9	534	6.6	70.1	1,051
	September	570	3.14	4.79	114.6	126.1	537	6.8	70.5	1,034
	October	570	3.14	4.79	114.4	126.1	538	6.5	70.3	1,024
	November	570	3.14	4.79	114.3	125.5	539	6.2	70.2	1,018
	December	570	3.14	4.79	114.1	124.7	538	5.9	69.9	1,024
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64		126.3	530	6.3	68.2	1,020

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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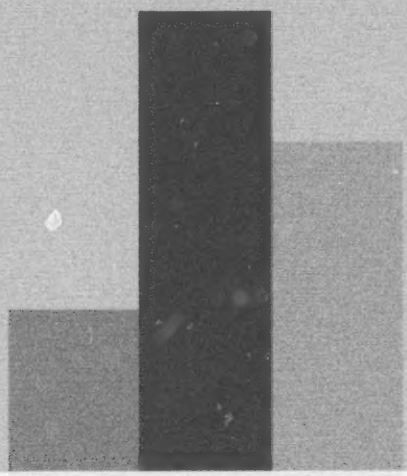

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